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Zoning Board of Appeals Minutes 02/09/2010

FEBRUARY 9, 2010

MEMBERS IN ATTENDANCE

Suzanne Rivitz, Acting Chair
Eugene Lucarelli
Curtis Morgan

HEARING I DOCKET NO.3378 34 OAK HILL DRIVE - SPECIAL PERMIT/VARIANCE TO CONSTRUCT ADDITION

Attorney Richard Keshian and Architect Brad Shotola presented the petition for applicant Edward Duffy. Exhibits presented included plot plan, photographs, zoning map and detailed plans of the project. Mr. Keshian addressed a change made to the original plan which eliminated a deck roof in favor of a design feature which, Mr. Keshian stated, would also eliminate the need for a Variance.

Discussion continued as to whether the design feature projected into the front yard setback and whether it would be allowed under Section 6.19 of the Zoning bylaw. Attorney Keshian presented letters of approval of the project from two abutters.

The board had further discussion with Mr. Shotola with regard to making the project more harmonious to the neighborhood and reducing the size of the addition. The board also suggested a reduction in the size of the driveway and making the garage one car instead of two car. Cynthia Marsden of 35 Oak Hill Dr spoke in opposition to the petition and the size of the addition. The board offered to continue the hearing to March 23 and the Mr. Keshian signed for the petitioner.

HEARING II DOCKET NO.3381 240 APPLETON STREET SPECIAL PERMIT TO CONSTRUCT ADDITION

Attorney Robert Annese presented the petition to the board along with the petitioners and Mr. Brody, the architect. Exhibits included photographs and a shadow study as well as plans for the project. Al Woods of 11 Valentine Rd and Daniel and Maria Teeger of 236 Appleton St had concerns regarding the location of the addition, the shadow study results and flooding. Mr. Annese and Mr. Brody addressed each of these issues. The contractor who was also present stated that the project did not qualify for Storm Water Mitigation and the Building Inspector would address flood prevention if needed. The board voted unanimously to grant the Special Permit.